

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-4-2009 – Tousley Townhomes

**SYNOPSIS:**

Applicant: Randy Tousley  
Proposal: Final Plat Approval  
Location: 3244 South 3600 West  
Zoning: RM

**BACKGROUND:**

Mr. Randy Tousley, is requesting an amendment to the Tousley Subdivision. The Tousley Subdivision was recorded with the Salt Lake County Recorder's Office in November 2008. Lots 1, 2 and 4 each contain a single building comprised of four units each. The Tousley's are currently constructing a new building on lot 3 which is comprised of six units. The new building was originally planned to be rented. Mr. Tousley would like to establish this building as a town home in order to market units for home ownership. In order to accomplish this, the subdivision will need to be amended to create individual units.

The proposed subdivision will amend the original plat by creating town home units for the new building presently under construction. Town home units will be created for the new building only, while the existing buildings will continue to be apartment units for rent.

As part of the subdivision amendment, areas denoting common, limited common and private spaces will be introduced. These areas are for the protection of home buyers as well as those who presently live in this development. Mr. Tousley will also be required to prepare a declaration for this project along with CCR's. This will be done prior to plat recordation.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager